

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

June 8, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-5-84
ITEM: #328.
Property Owner: Westview Mini-Storage Realty & Company
Location: 246.8' S. Balto. National Pike, Route 40-W
220.5' W. from c/1 Old Frederick Road
Existing Zoning: B.R. & B.R.-CSA
Proposed Zoning: Special Exception for living quarters in a commercial building.
Variance to permit a side yard setback of 5' in lieu of the required 30' and minimum distance of 18' between buildings in lieu of the required 60'.
Acres: 3.96
District: 1st

Dear Mr. Jablon:

On review of the site plan of 4-27-84 (revised) the State Highway Administration finds the existing in-common access to Lot "A" (Westview Mini-Storage) generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 659-1350

By: George Wittman
Telephone Center for Impaired Hearing or Speech
363755 Baltimore Metro - 565-0461 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3311

NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6/5/84
Item # 328
Property Owner: Westview Mini-Storage Realty & Co.
Location: 246.8' S. Balto. National Pike & E. 220.5' W. Old Frederick Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reseal Capacity Use Certificate has been issued. The deficient service is
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

C.R.G. Plan, Adopted 5/1/84

Eugene A. Boder
Eugene A. Boder
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 328 - ZAC Meeting of June 5, 1984
Property Owner: Westview Mini-Storage Realty & Company
Location: 246.8' S. Baltimore National Pike 220.5' W. from c/1 Old Frederick Road
Existing Zoning: B.R. & B.R.-CSA
Proposed Zoning: Special exception for living quarters in a commercial building. Variance to permit a side yard setback of 5' in lieu of the required 30' and minimum distance of 18' between buildings in lieu of the required 60'.
Acres: 3.96
District: 1st

Dear Mr. Jablon:

Item number 328 is a C.R.G. item.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

June 18, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Westview Mini-Storage Realty and Company
246.8'
Location: S. Balto. Nat'l. Pike 220.5' W. from c/1 Old Frederick Road
Item No.: 328 Zoning Agenda: Meeting of 6/5/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time. CRG

Noted and Approved: *George M. Wagonet*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

June 27, 1984

TED ZALEWSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 328 Zoning Advisory Committee Meeting are as follows:

Property Owner: Westview Mini-Storage Realty & Company
Location: 246.8' S. Balto. National Pike 220.5' W. from c/1 Old Frederick Rd
Existing Zoning: B.R. & B.R.-CSA
Proposed Zoning: Special Exception for living quarters in a commercial building. Variance to permit a side yard setback of 5' in lieu of the required 30' and minimum distance of 18' between buildings in lieu of the required 60'.
Acres: 3.96
District: 1st

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 178-79 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments All structures shall comply to the height and area and type of construction as required by Article 5. Comply with the State Handicapped Code. The size of the tenant spaces will be controlled by the travel distance and exiting section of code. A minimum one hour tenant separation with fire stepping above is required.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Schumacher
Charles E. Schumacher, Chief
Plans Review

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES : BEFORE THE
Begin. 220.5' S of Baltimore : DEPUTY ZONING COMMISSIONER
National Pike, 246.8' SW of Old : OF
Frederick Rd. - 1st Election :
District : BALTIMORE COUNTY
Helen B. Paal - Petitioner :
No. 85-24-XA (Item No. 328)

THE HEREIN petition seeks a Petition for Special Exception for living quarters in a commercial building and a Petition for Variances to permit a side yard setback of 5 feet in lieu of the required 30 feet and a minimum distance of 18 feet between buildings in lieu of the maximum required 60 feet, as more fully described on the site plan prepared by George W. Stephens, Jr. and Associates, revised July 24, 1984, marked Petitioner's Exhibit 1.

Testimony presented by the petitioners indicated that they propose to construct mini-storage warehouses with an on-site caretaker residence on the subject property. Pursuant to the advertisement, posting of property, and public hearing, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of July, 1984, that the Petition for Special Exception for living quarters in a commercial building and a Petition for Variances to permit a side yard setback of 5 feet in lieu of the required 30 feet and a minimum distance of 18 feet between buildings in lieu of the maximum required 60 feet in accordance with the site plan approved by the County Review Group, marked Petitioner's Exhibit 1 and the site plan approved by the County Review Group, dated May 2, 1984, marked Petitioner's Exhibit 2, are hereby GRANTED, from and after the date of this Order, subject, however, to the following:

ORDER RECEIVED FOR FILING

DATE July 27, 1984
BY J. M. Jung
Deputy Zoning Commissioner

1. Perimeter plants shall be installed between the site and adjacent commercial properties as well as those required by the Baltimore County Landscape Manual.

J. M. Jung
Deputy Zoning Commissioner
Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 19, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue #200
Towson, Maryland 21204

Re: Petition for Special Exception & Variances
Beg. 220.5' S of Baltimore National Pike,
246.8' SW of Old Frederick Road
Helen B. Paal - Petitioner
Case No. 85-24-XA

Dear Mr. Bronstein:

This is to advise you that \$55.90 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131945

DATE 7/24/84 ACCOUNT 8-01-615-000

AMOUNT \$55.90

RECEIVED FROM Julio Brothers Construction Co.
FOR advertising and posting Case 85-24-XA
(Helen B. Paal)
C 086*****55904 8254F

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

1st Election District

ZONING: Petition for Special Exception and Variances

LOCATION: Beginning 220.5 ft. South of Baltimore National Pike, 246.8 ft. Southwest of Old Frederick Road

DATE & TIME: Tuesday, July 24, 1984 at 10: 5 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for living quarters in a commercial building and Variances to permit a side yard setback of 5 ft. instead of the required 30 ft. and a minimum distance of 18 ft. between buildings instead of the maximum required 60 ft.

Being the property of Helen B. Paal, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
Beg. 220.5' S of Baltimore National Pike,
246.8' SW of Old Frederick Road
Helen B. Paal - Petitioner
Case No. 85-24-XA

TIME: 10:45 A.M.

DATE: Tuesday, July 24, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: John Strong Smith
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130569

DATE 7/22/84 ACCOUNT R-01-615-000

AMOUNT \$200.00

RECEIVED FROM Ben Bronstein
FOR paying fee for plan # 328
Special Exception
0 Variance
C 130*****200569 0235A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 5, 1984.

THE JEFFERSONIAN,

W. Ventak
Publisher

\$22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-24-XA

District 1-2

Date of Posting July 2, 1984

Posted for: Special Ex. Caption and Variances

Petitioner: Helen B. Paal

Location of property: Beg. 220.5' S of Baltimore National Pike,

246.8' SW of Old Frederick Road

Location of Signs: 2 signs on front of subject lot on north property

line, location signs on both sides of Baltimore National Pike at entrance

Remarks: to subject property

Posted by: A. J. Jablon

Date of return: 7-13-84

Number of Signs: 2



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 27, 1984

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Variances
Begin. 220.5' S of Baltimore National Pike, 246.8' SW of Old Frederick Rd.
Helen B. Paal - Petitioner
No. 85-24-XA (Item No. 328)

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
PATUXENT
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

JULY 5 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION

was inserted in the following:

[X]Catonsville Times

[]Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 7 day of July 19 84, that is to say, the same was inserted in the issues of

July 5, 1984

PATUXENT PUBLISHING CORP.
By J. M. Jung

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.

ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany a
Zoning Petition for Variances to
Side Yard in an Existing BR and BR-CSA Zone
and a Special Exception for Living Quarters in
a Commercial Building

April 30, 1984

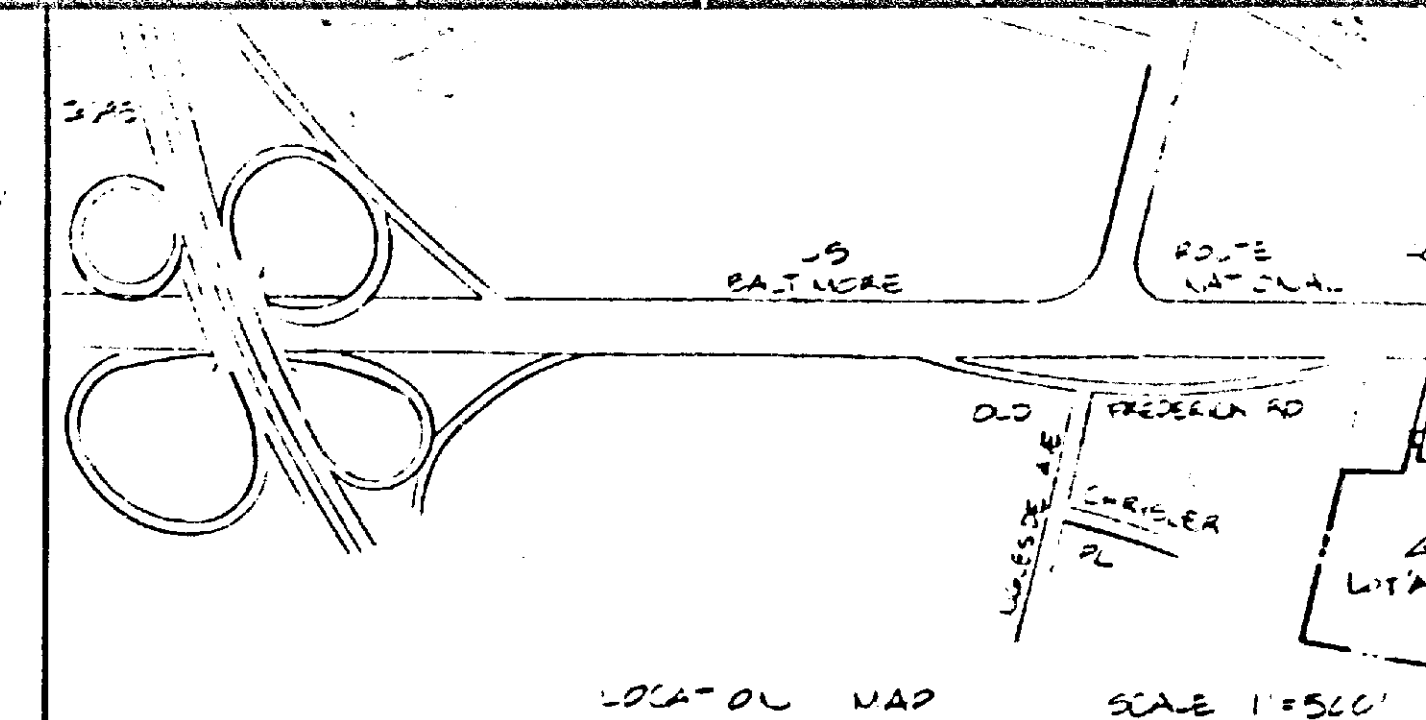
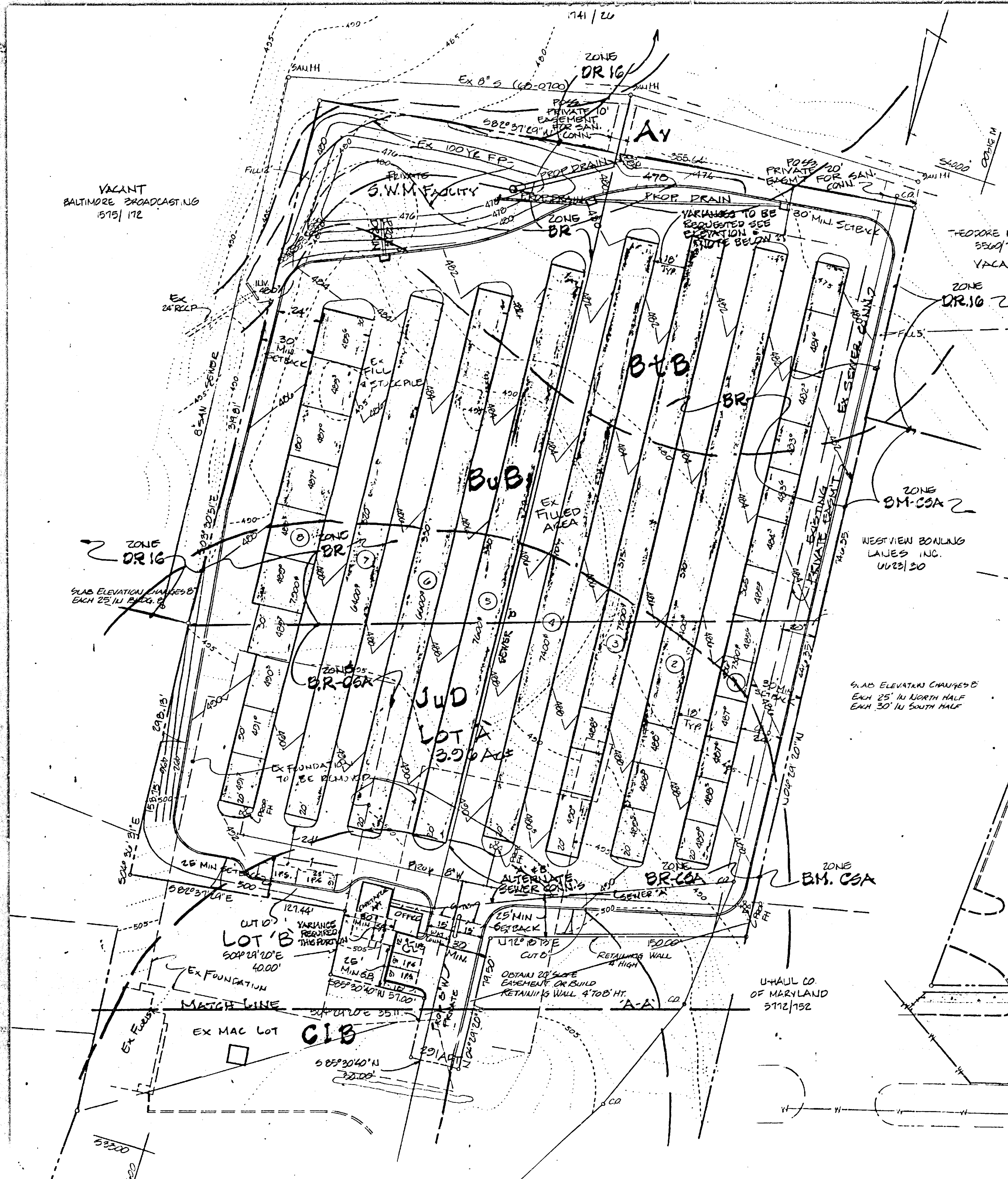
Beginning at a point located S72° 18' 13" W 246.8 feet ±, (along the southside of U.S. Route 40) and S04° 29' 20" S 220.5 feet ±, (along the west side of a 30' Drive) from the point of intersection of the west side of Old Frederick Road with the south side of U.S. Route 40. Thence;

- 1) S85° 30' 40" W 30.00 feet ±
- 2) S04° 29' 20" E 35.11 feet ±
- 3) S85° 30' 40" W 57.00 feet ±
- 4) S04° 29' 20" E 40.00 feet ±
- 5) S82° 37' 29" E 127.44 feet ±
- 6) S04° 36' 31" E 153.75 feet ±
- 7) S03° 30' 51" E 319.81 feet ±
- 8) S82° 37' 29" W 355.64 feet ±
- 9) N04° 29' 20" W 446.35 feet ±
- 10) N72° 18' 13" E 150.00 feet ± and
- 11) N04° 29' 20" W 79.50 feet ± to the place of beginning.

Containing; 386 Acres of land more or less.

(NOTE: THIS DESCRIPTION FOR ZONING PURPOSES ONLY)





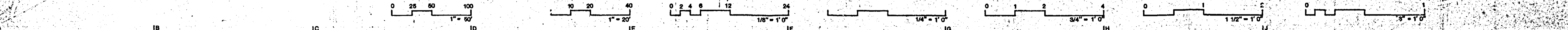
SUNM DATA:
 SA: A2 ACCESS:
 SOIL GROUP: A B/C
 EX RCN: -L
 PROC RCN: 02
 EL 24R FLOW: 470 US
 PROC 24R FLOW: A-1. US
 24R STORAGE REQUIREMENT
 : A 440 CF

[illegible]

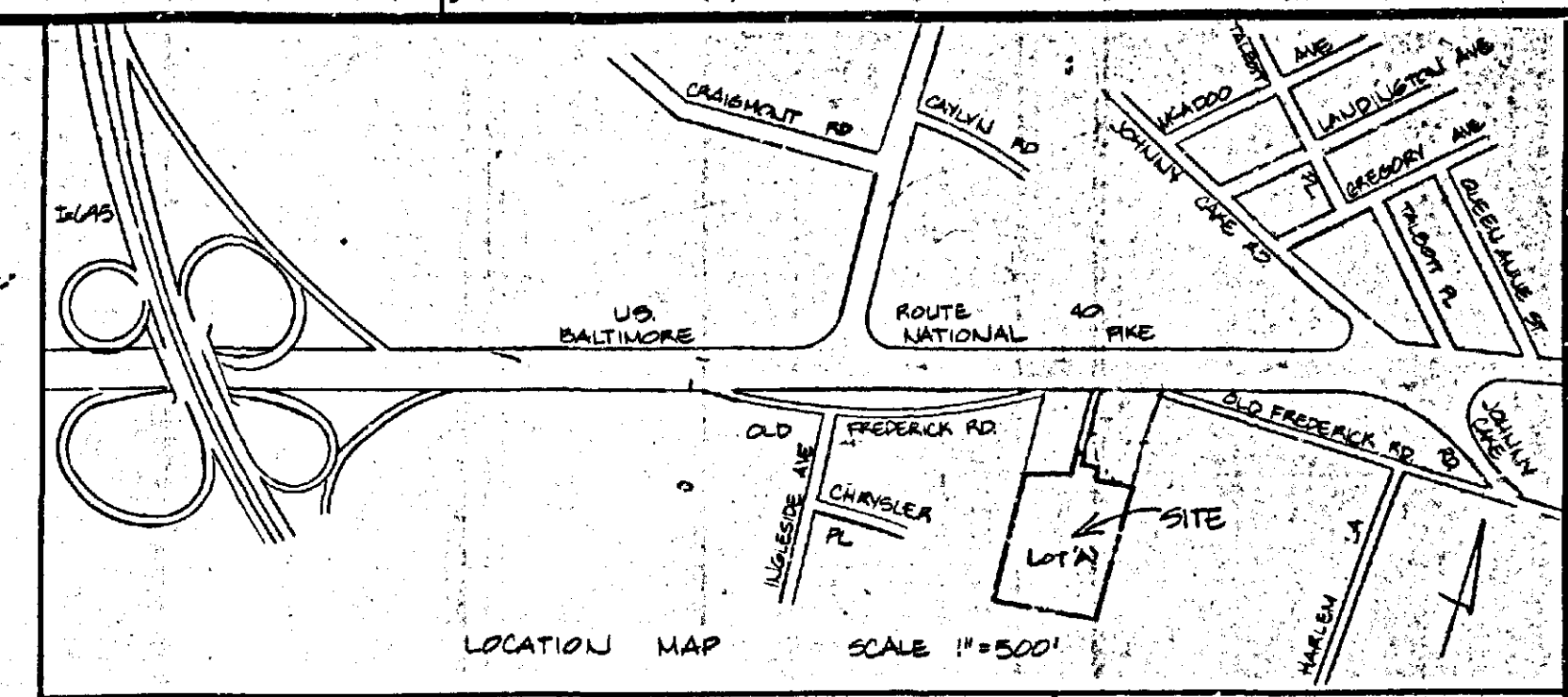
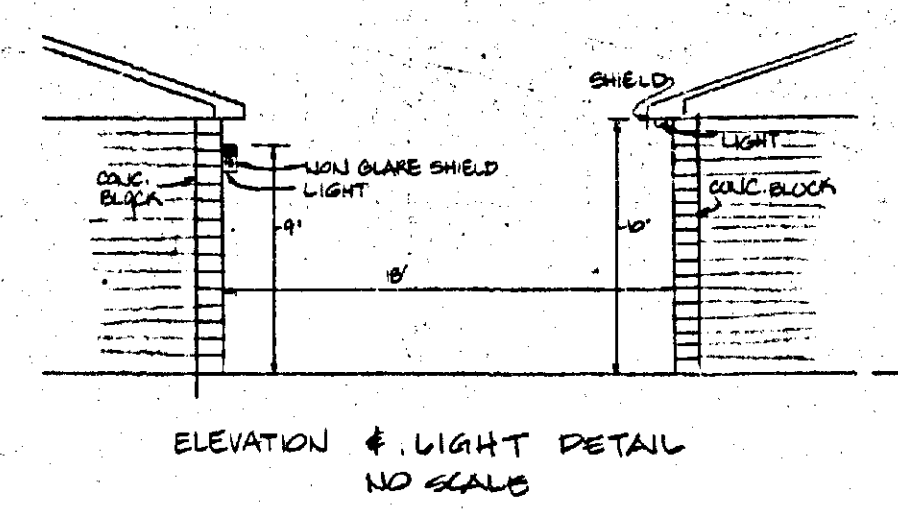
BALTIMORE NATIONAL PIKE
U.S. ROUTE 32

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP

5-2-84 This Plan Was Reviewed By The C.R.G. On
With The Following Action Taken



WESTTOWNE ELEMENTARY SCHOOL
BOARD OF EDUCATION
1741 / 22

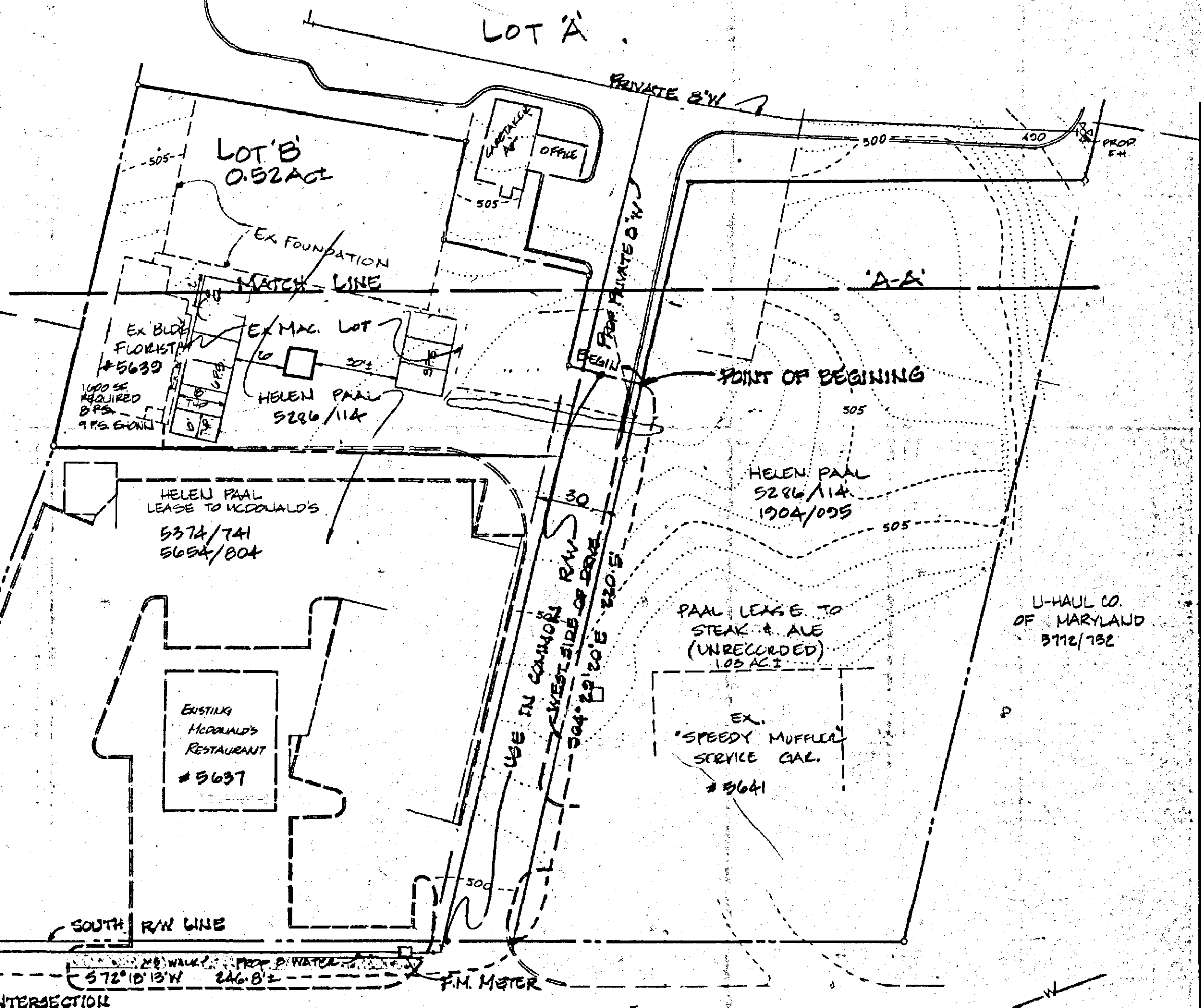
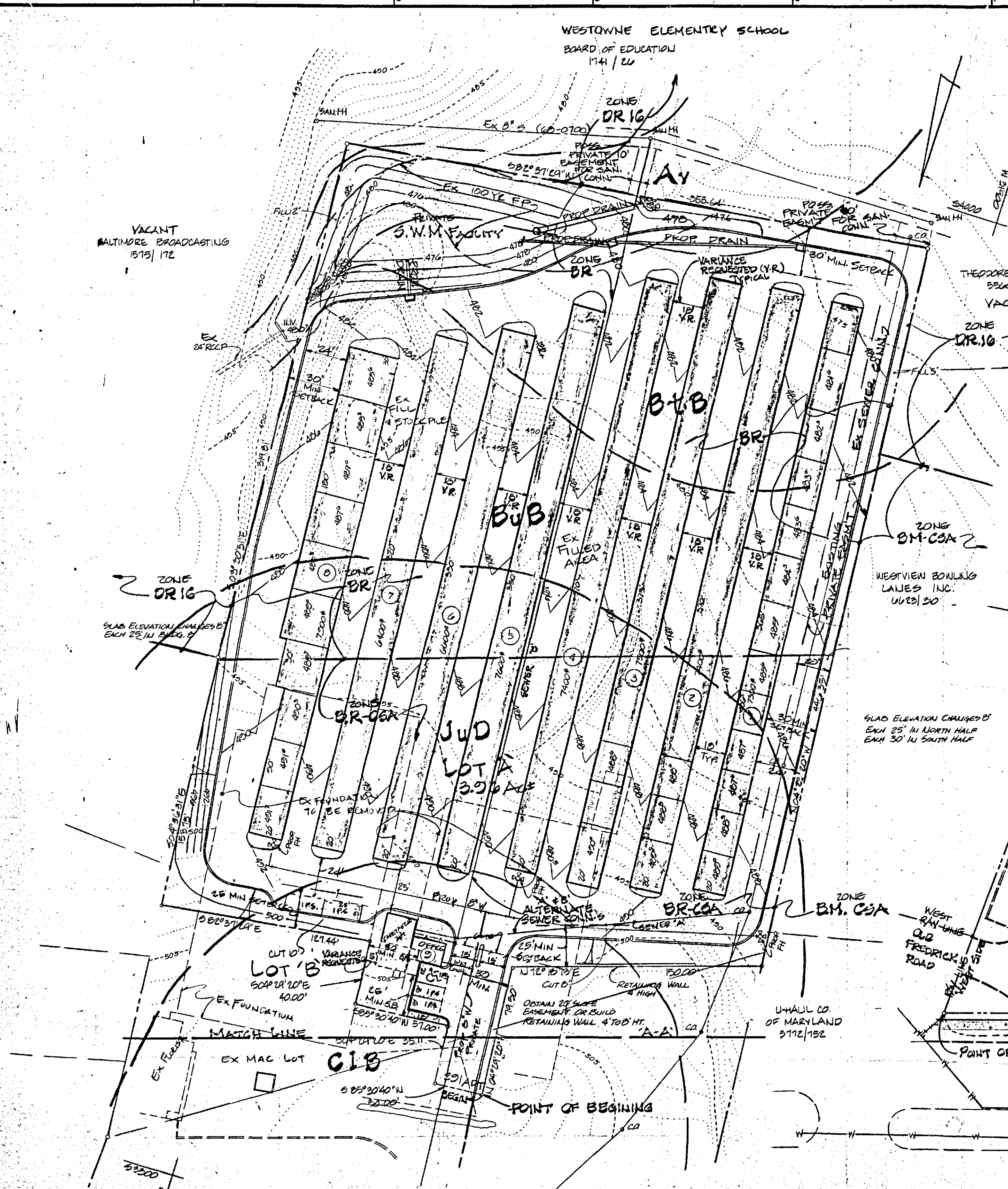


SOIL TYPES	HOMESITE 35% OR LESS	STREETS / PARKING LOT
AV	SEVERE	SEVERE
B+B	MODERATE	SLIGHT
B+U	MODERATE	SLIGHT
J+D	SLI TO MOD	SEVERE
C+B	SLIGHT	MODERATE

E.N.M. DATA:
DA: A2 ACRES - 7
SOIL GROUP: A, B, C
EX. FCN: 74
PROP. FCN: 92
EX. 2 YR FLOW: 4.15 CFS
PROP. 2 YR FLOW: 4.11 CFS
EVR. STORAGE REQUIREMENT: 1 A.U.D. OF

Revision	No.	Date	Item	Rev.

* SEE ENVIRONMENTAL EFFECTS REPORT



- SITE DATA:**
- 1. AREA OF TRACT - 4.52 AC (388,000 sq. ft.)
 - 2. EX. ZONING - BR & BR-CSA
 - 3. EX. USE - WAREHOUSE
 - 4. PROPOSED USE - MINI-WAREHOUSE (SELF STORAGE) (50,000 SF)
 - 5. COUNCILMANIC DISTRICT - 1
 - 6. CENSUS TRACT - 400101
 - 7. WATERSHED - #24
 - 8. SUB. SENSITIVITY - #11
 - 9. NO HISTORIC BUILDINGS
 - 10. NO DESIGNATED WETLANDS
 - 11. NO CRITICAL AREAS
 - 12. NO ARCHEOLOGICAL SITE
 - 13. NO ENDANGERED SPECIES
 - 14. NO HAZARDOUS MATERIALS
 - 15. PROP. U* (01-02-100000) & (01-02-100000)
 - 16. DEED REF. 52,611/14
 - 17. TAX MAP 95, PARCEL 60
 - 18. B. & S. SPACES FOR CARETAKER & 9 SPACES FOR CUSTOMERS (LOTS) (INCLUDES HANDICAP SPACES)
 - 19. NO NATURAL SLOPES GREATER THAN 15%
 - 20. TOTAL BUILDING COVERAGE - 34%
 - 21. LANDSCAPING & SCREENING TO BE IN ACCORDANCE WITH APPROPRIATE REGULATIONS
 - 22. LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCES. PROPOSED LIGHTING SHALL BE ATTACHED TO BUILDING, STAGGERED AT 40 TO 60' INTERVALS, MAX. 10' HIGH
 - 23. ELECTION DIST. 1
 - 24. PARKING FOR EXISTING FLOOR LOT 1000 + 1000 = 2000 BPS. REQUIRED PARKING AVAILABLE ON EX. LOT 1 AS SHOWN INCLUDES 1 HANDICAP SPACE
 - 25. LOT A - 0.52 AC
 - 26. LOT B - 0.52 AC
 - 27. ENTIRE SITE TO BE FENCED FOR SECURITY MEASURES

SPECIAL EXCEPTIONS FOR SECTION 230.13

BALTIMORE NATIONAL PIKE
U.S. ROUTE 40

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCES TO SIDE YARDS IN AN EXISTING BR AND BR-CSA ZONE AND A SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING
3039-A BALTIMORE NATIONAL PIKE
APRIL 20, 1984

WESTVIEW MINI-STORAGE LOT A - 399 AC

ENGINEER:
GEORGE W. STEPHENS JR. ASSOC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
825-8120

OWNER:
HELEN B. PAAL
5639 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228

PETITIONER & CONTRACT PURCHASER:
WESTVIEW MINI-STORAGE & CO.
10 PARKS AVE.
COCKEYSVILLE, MD 21030
666-0040

NOTE: CRG, DATE MAY 2, 1982

PETITIONER'S EXHIBIT